



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://ceo.lacounty.gov>

April 8, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**SHERIFF'S DEPARTMENT:
ADOPT A RESOLUTION AUTHORIZING THE SUBMITTAL OF AN APPLICATION
FOR THE ACQUISITION OF FEDERAL SURPLUS REAL PROPERTY FOR
LOS ANGELES DEFENSE AREA NIKE 29, PARCEL 2
(FOURTH DISTRICT) (3 VOTES)**

SUBJECT

Approval of the Resolution will authorize the Sheriff to submit an application for the conveyance of approximately 21.0 acres of surplus federal real property, located in the unincorporated area of Rowland Heights, as a site for a future communication tower.

JOINT RECOMMENDATION WITH THE SHERIFF THAT YOUR BOARD:

1. Find that adoption of the Resolution is not a project and is, therefore, not subject to the California Environmental Quality Act (CEQA).
2. Adopt the Resolution authorizing the Sheriff to submit an application to the Bureau of Justice Assistance, pursuant to the Federal Surplus Real Property Conveyance Program Corrections Facility and Law Enforcement Purposes guidelines.
3. Direct the Sheriff and Chief Executive Officer, upon approval of the submitted application, to return to your Board with recommendations for the completion of land acquisition process.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the attached Resolution (Attachment A) will authorize the Sheriff to apply for a grant under the U.S. Department of Justice (DOJ), Bureau of Justice Assistance, Office of Justice Programs, to receive approximately 21.0 acres of federal surplus real property, located in the unincorporated area of Rowland Heights, as a site for a future communication tower.

Under this grant program, DOJ conveys federal surplus land, as deemed to be suitable by the U.S. Attorney General, to state and local governments for law enforcement and emergency response purposes. Acquisition of Nike 29, Parcel 2 would provide space for additional communication towers and ancillary equipment which would support the future expansion of the Countywide Consolidated Fire/Sheriff/Office of Public Safety communication program and enhance the safety of the County's residents in the event of natural disasters and/or regional emergencies.

The property is legally described as Los Angeles Defense Area Nike 29, Parcel 2 is comprised of 21.0 acres of fee land, 23.41 acres of right-of-way easements, and 2.15 acres of licensed land, GSA Control No. 9-GR-(2)-CA-1003 (Nike 29, Parcel 2). The property is located in the unincorporated area of Rowland Heights, approximately 22 miles southeast of downtown Los Angeles.

In 1989, the property was declared federal surplus property and made available for conveyance for public safety purposes upon remediation and clearance of the site by the Department of Defense. In 1991, the federal General Services Administration granted the County the right of first refusal to acquire Parcel 2.

If the County is awarded a grant, we will return to your Board with recommendations to complete the conveyance and acquisition process.

Implementation of Strategic Plan Goals

The recommended actions support the County's Strategic Plan Goals of Fiscal Responsibility and Public Safety by investing in the infrastructure of the County's emergency communication system and increasing the safety and security of all residents within Los Angeles County through coordinated and comprehensive communications.

FISCAL IMPACT/FINANCING

Approval of the recommended actions will have no negative fiscal impact. If the County is awarded a grant, we will return to your Board with recommendations to finalize the land acquisition and address any fiscal impact, if any.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The property is legally described as Los Angeles Defense Area Nike 29, Parcel 2 is comprised of 21.0 acres of fee land, 23.41 acres of right-of-way easements, and 2.15 acres of licensed land, GSA Control No. 9-GR-(2)-CA-1003. The property is located in the unincorporated area of Rowland Heights, within the Puente Hills, approximately 22 miles southeast of downtown Los Angeles. The entire Puente Hills Nike site was declared excess property in July 1985 and as surplus property in March 1989, by the federal General Services Administration.

On April 3, 1990, your Board presented a Motion affirming a Notice of Intention to purchase surplus excess Federal real property known as Parcel 1, LADA Nike Site 29. On May 10, 1990, your Board approved a Resolution for the purchase of this parcel. Concurrently, during this timeframe, discussions were being held between the General Services Administration and the Sheriff's Department regarding a possible future acquisition of Parcel 2 due to its proximity to Parcel 1, and in support of providing critical space for expansion of the Countywide communication program and other Sheriff training facility resources. Subsequently, in August 1991, the General Services Administration agreed to allow the County a first right of refusal for the possible acquisition of Parcel 2.

Parcel 2 has now been declared surplus federal property with delegated authority granted to the General Services Administration for approval of a deed of conveyance to the qualifying applicant for use and maintenance as set forth in the Program application. Acquisition of Nike 29, Parcel 2 will take place upon the award of a grant, and remediation and clearance of the site by the Department of Defense, its current owner.

County Counsel has approved the attached Resolution as to form.

ENVIRONMENTAL DOCUMENTATION

The proposed application submittal is not a project, which is subject to the California Environmental Quality Act (CEQA). A further review and, if necessary, compliance with CEQA will be completed at the time the property has been approved for transfer and deemed acceptable by the County for its intended use.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended actions.

CONCLUSION

Please return one adopted copy of this letter and attached Resolution to the Chief Executive Office, Capital Projects Division, and two copies of this letter, plus two original copies of the attached Resolution to the Sheriff's Department, Facilities Planning Bureau.

Respectfully submitted,

WILLIAM T FUJIOKA
Chief Executive Officer


LEROY D. BACA
Sheriff

WTF:LDB:SRH
DC:DL:JSE:DJT:TJ

Attachment

RESOLUTION

WHEREAS the County of Los Angeles, State of California, as required by the General Services Administration (GSA) under 40 U.S.C. 553,

HEREBY adopts this Resolution, this 8th day of APRIL, 2008, and hereby empowers and authorizes the Board of Supervisors, or its designee, to sign on behalf of said County of Los Angeles and to submit to GSA a Federal Surplus Real Property Transfer Application for a no-cost public benefit conveyance of suitable federal land and buildings located in the unincorporated area of Rowland Heights, known as Parcel 2, LADA Nike Site 29 (Puente Hills Nike), and more fully described in the application.

Gloria B. Bente

CHAIR
BOARD OF SUPERVISORS

ATTEST: SACHI A. HAMAI
EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By: *[Signature]* Deputy



By:

[Signature]
Deputy County Counsel

WILDLIFE CORRIDOR CONSERVATION AUTHORITY

570 WEST AVENUE 26, SUITE 100, LOS ANGELES, CALIFORNIA 90065

TELEPHONE: (310) 589-3200

FAX: (310) 589-2408

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ELIZABETH CHEADLE
SANTA MONICA MOUNTAINS
CONSERVANCY

DICKIE SIMMONS
LOS ANGELES COUNTY
BOARD OF SUPERVISORS

April 1, 2008

Mr. David Siegenthaler
National Park Service
Pacific West Regional Office
1111 Jackson Street, Suite 700
Oakland, California 94607

Mr. Gary T. K. Tse
Director
County of Los Angeles
Sheriff's Department
Facilities Planning Bureau
1000 S. Fremont Avenue
Bldg. A-9 E./5th Fl./Unit 47
Alhambra, California 91803

Status of Acquisition of Los Angeles Defense Nike 29 Parcel 2, Los Angeles County, California

Dear Mr. Siegenthaler and Mr. Tse:

Wildlife Corridor Conservation Authority (WCCA) is writing you to provide an update regarding WCCA's involvement in the Nike site acquisition and to request another meeting to discuss how to best cooperatively move forward on the disposal and acquisition of this surplus property in the Puente-Chino Hills, Los Angeles County. WCCA is interested in being involved in the preservation of the site because of its key location within the Puente-Chino Hills wildlife corridor and its valuable biological resources, and because of its recreational value (i.e., for low impact trail use). We understand that from the perspective of the County Sheriff's Department, the Nike site would satisfy some of the County's vital communication needs.

As you may remember, WCCA adopted a resolution at its July 13, 2005 meeting authorizing application for the acquisition of the Nike site. On July 26, 2006, representatives from the County Sheriff's Department, WCCA, and Mountains Recreation and Conservation Authority (MRCA) met to discuss the acquisition of this property. At that meeting, it was discussed that we could all work cooperatively to find a common solution and that we would meet in the near future (e.g., within approximately a few months) to discuss more specifics. Judi Tamasi of our staff contacted the Sheriff's Department several times (October, November, and

December 2006; February and March 2007) subsequent to that initial meeting to set up another meeting to discuss the specific areas on the Nike site that the County would need for their vital communications needs. The County Sheriff's Department postponed the meeting several times, as Sheriff's office was investigating/clarifying their communications needs for the site. In April 2007, Ms. Elizabeth Feathers of the Sheriff's Department stated to Ms. Tamasi that "things were up in the air" and that they were trying to clear up issues with General Services Administration regarding Parcel 1.

In May 2007, National Park Service staff suggested to WCCA staff to submit the application for the acquisition of the Nike site as soon as possible, as there was some concern that the property might be sold on the market. In July 2007, WCCA staff submitted an application to National Park Service to acquire the Nike site. That application includes the provision for an agreement between the Sheriff's Department and WCCA and/or MRCA to meet the County's needs, while providing passive recreational uses for the site.

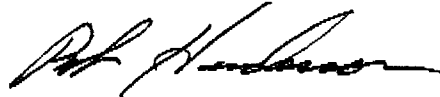
We are now asking whether the County has determined what are its specific needs for the site, and we request a meeting with the County and National Park Service and to discuss those needs and the status of disposal and Sheriff's application. We have not seen what the County's specific needs are for the site, as those had presumably not been defined when we previously contacted the County.

In the absence of information regarding the County's specific needs for the site, we have attached a proposal, which we respectfully request that the Sheriff's Department take under consideration. In this proposal, the Sheriff's Department would take title to Assessor's Parcel Numbers 8269-006-901 and 902, and WCCA would take title to 903. WCCA and the Sheriff's Department both retain access rights along the approximately four-mile-long road to the Nike site for trail use and ranger patrols. WCCA would hold title to parcel 903, and would grant an access easement for the Sheriff's Department. This southerly parcel would encompass a portion of the proposed west-east trail, and would separate the trail use from the road on the northerly parcel (902). Parcel 903 encompasses the rare western spadefoot toad, and some of the Significant Ecological Area ("SEA"; see SEA map attached). The County Sheriff's Department would take title to 901, and if possible, WCCA would like to be granted a floating trail easement on the southerly portion of parcel 901. This floating trail easement would give WCCA the flexibility to connect to potential future trails on the adjacent property.

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WCCA continues to offer to work cooperatively with the County Sheriff's Department, and National Park Service, to reach a mutually agreeable solution. Thank you for your consideration. Please contact Judi Tamasi of our staff by phone at (310) 589-3200, ext. 121 if you would like to set up a meeting or to discuss further.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Henderson", with a stylized, flowing script.

Bob Henderson
Chairperson

cc: Jim Donovan (National Park Service)
Elizabeth Feathers (Los Angeles County Sheriff's Department)